



**DRAFT**

**WEARE BOARD OF SELECTMEN  
MEETING MINUTES  
October 26, 2009**

**PRESENT:** Thomas Clow, Chairman; Richard Butt, Vice-Chairman; Donna Osborne, Selectman; James Donison, Selectman; Keith Lacasse, Selectman

**RECORDING SECRETARY:** Naomi Bolton, Town Administrator

**GUESTS:** Stephan Hamilton, DRA; Bob DeStefano; Raymond Eaton; Dan Gorman; David Hewey; Steve Roberts; Harry Lamb; Lauren Martin, Avitar; Gary Roberge, Avitar.

**I. CALL TO ORDER:**

The meeting was called to order by Chairman Clow at 7:00 PM.

**II. NON-PUBLIC SESSION:**

Chairman Clow moved to enter non-public session at 7:01 PM pursuant to RSA 91-A:3 II (b); Selectman Osborne seconded the motion. A roll call vote was taken: Selectman Butt – yes; Selectman Osborne – yes; Selectman Clow – yes; Selectman Donison – yes; Selectman Lacasse – yes.

Chairman Clow moved to exit the non-public session at 7:15 PM; Selectman Donison seconded the motion. A roll call vote was taken: Selectman Butt – yes; Selectman Osborne – yes; Selectman Clow – yes; Selectman Donison – yes; Selectman Lacasse – yes.

Chairman Clow recognized Carl Knapp to recommend a new hire for the Highway Department. Mr. Knapp stated that he would like to recommend that the board hire Peter Gamache effective October 27, 2009 at \$13.50 per hour. Selectman Donison moved to hire Peter Gamache as a truck driver at a starting rate of pay of \$13.50 per hour; Selectman Lacasse seconded the motion. Vote: 4 - 1 (Osborne).

**III. AVITAR AND DRA – CLOUGH PARK:**

Stephan Hamilton from DRA and Lauren Martin from Avitar were present to discuss the assess valuation of Clough Park. Mr. Hamilton has been assessing the properties and with consulting with Avitar at an assessment of \$7 million which

includes the assessment being water front property. It was proper for Avitar, but not appropriate to compensate for the lost tax dollars. DRA is recommending the new assessment be \$3,677,100 which includes factoring the water front assessment. The value needs to be reflective of the right property value. This error occurred back in 2006. DRA is not looking for back payment, but to do it right moving forward. The property was assessed in 2005 for \$1.7 million. In 2006 at 100% evaluation the property was assessed for \$7.8 million due to the property being waterfront. This occurred when all the other properties in Town were being reassessed. They have suggested Avitar carry two property cards. Gary Roberge from Avitar disagreed with Mr. Hamilton until he explained the law to calculating the reimbursement for the property that was there and believed the value when it was taken. Avitar did it correctly but it was used to report for the reimbursement, which the fair market is not used to report the reimbursement. What this means to the Town is a loss of about \$65,000 in revenue that we will not be getting. Mr. Hamilton stated that this is not the end of this discussion.

In almost every case the numbers should have remained the same except for water front (Weare), which Avitar property assessed as waterfront. The set of rights that need to be used is \$3 million. DRA is not looking back but it needs to be corrected moving forward. 2,044 acres is the right acreage. This is a reasonable solution to get the Town's tax rate set, based on what we know today.

Selectman Lacasse asked if the \$3 million could go down. Mr. Roberge responded that there is that possibility but until a lot of research would have to be done. It could go up or it could go down, it depends. Mr. Roberge stated that based on DRA's numbers it is a reasonable solution for this year. This unfortunately is not good, but we don't have a choice.

Ms. Martin reminded the board that in 2006, 2007 & 2008 the Town was overpaid and DRA is not looking to go back. It hurts bad but not as bad as it could. Mr. Hamilton then discussed using the fund balance.

#### **IV. MANIFESTS:**

Chairman Clow moved to authorize the Board of Selectmen to sign manifests and order the Treasurer (Deputy) to sign checks dated October 29, 2009 in the following amounts:

Accounts Payable	\$ 399,373.68 (Weare School District \$350,000)
	(849.50) Voided check
Gross Payroll	\$ <u>48,931.64</u> (Includes Spec.Details, Taxes, Credit Union)
<b>TOTAL</b>	<b>\$ 447,455.82</b>

Selectman Osborne seconded the motion, all in favor.

**V. BOARD OF FIRE WARD DISCUSSION:**

The Board invited the Board of Fire Wards in to discuss the potential warrant articles for the upcoming ballot. The Fire Wards are considering five at this point. 1) Full time Fire Chief (revert to part time if fails); 2) Part time Chief; 3) two (2) per diem personnel; 4) a new fire truck; and 5) a leased ambulance.

Chairman Osborne stated that they would like to do what the school does that is if 1 doesn't pass then it would be 2. Selectman Butt stated that there is no need of 2 we already have one. He would suggest that they go with a part time chief with higher salary based on a certain number of hours. If they do that it doesn't need to be a warrant article. If you use the Chief salary, Commissioners salary and some of the money from the wage line (roughly \$30K) as this person would be doing some other things. Selectman Butt stated that he would like to see if the Town has money to apply to this, try to find \$20,000 for a Part-time Chief.

Selectman Butt informed the Board that he did some research regarding the Per Diem range based on the population range of 5,000 to 9,000 it would be a range of \$10 to \$24 per hour or about \$30,000 per year for 1 year. The special revenue fund, if used would have a potential loss of \$30,000 and \$25,000 for the ambulance payment out of the total \$100,000 received in a year.

Chairman Clow stated that he would not rule out the Full Time chief article. He doesn't think that the Part Time position is a long term solution. It could be a fall back.

Bob DeStefano stated that each call is approximately two (2) hours round trip. There are a lot of variables, not just the ones we miss.

Steve Roberts stated that he appreciates everyone's efforts tonight. He thinks we need to do a study on the Fire Department. There are a lot of questions to get good direction. We need to do it quickly because we are losing good help. Regarding the fire truck replacement we should do an equipment study. Regarding the ambulance billing, are we getting our maximum return on what we are doing? He is wondering if MRI, a retired Chief, Primex or LGC could help.

Chairman Clow stated that whatever we do it needs to be supported by both sides. We also need to make the public aware of the seriousness of this/these issues.

Selectman Butt stated that we have an obligation to serve our community. It is no reflection on any one individual or department. We need to get out there and focus on a couple or one article. We need to decide on our priorities and focus on it.

Rob Richards stated that they are looking at a new fire truck and ambulance. The fire truck would cost approximately \$400,000. The new ambulance would come out of the special revenue fund. The last lease payment is May 2010, so this

would be a replacement, so they would just like to have a continuation of a new lease agreement.

Chairman Clow asked the Board of Firewards, what is next. Jon Osborne, Chairman of the Board of Firewards stated that they meet again on November 9<sup>th</sup> and then he can come back to this Board. Chairman Clow suggested having someone come up with a draft of the articles with updated numbers.

**VI. ADJOURNMENT:**

As there was no further business to come before the board the board, Selectman Lacasse moved to adjourn at 9:00 PM; Selectman Donison seconded the motion, all in favor.

Respectfully submitted,

Naomi L. Bolton  
Town Administrator